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RULES SUPPLEMENT TO PART-I
EXTRAORDINARY
OF
THE TELANGANA GAZETTE
PUBLISHED BY AUTHORITY

No. 05] HYDERABAD, FRIDAY, APRIL 25, 2025.

NOTIFICATIONS BY GOVERNMENT

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REVENUE DEPARTMENT
(REGISTRATION.I)

THE TELANGANA REVISION OF MARKET VALUE
GUIDELINES RULES, 1998 - AMENDMENTS.

[GO.Ms. No. 41, Revenue (Registration.I), 25th April, 2025.]

In exercise of the powers conferred by sections 47-A and 75 of the Indian Stamp Act, 1899 (Central Act II of 1989), the Government of Telangana, hereby makes the following amendments to the Telangana Revision of Market Values Guidelines Rules, 1998 issued in G.O.Ms.No.301, Revenue (Registration-I) Department, dated:04.05.1998, and as amended subsequently from time to time.

The amendments will be come into force with effect from 25-04-2025.

[1]

AMENDMENTS

In the said rules,-

- (1) In Rule 4, for Sub rule (2), the following shall be substituted, namely,-
"4(2) The Authority Competent to prepare Market Value Guidelines: The following shall be the authorities competent to prepare the Market Value Guidelines in different areas:

Clause	Category of Area	Composition of Committee
(1)	(2)	(3)
(a)	Urban Areas: Areas falling within the jurisdiction of Municipality / Municipal Corporations, Urban Development Authorities including the Gram Panchayat falling within their master plan areas and urban agglomeration areas	<p><i>Chairman:-</i> Additional Collector of the District. <i>Members:-</i></p> <p>(i) Commissioner of Urban Local body or his authorized representatives;</p> <p>(ii) Vice-Chairman of Urban Development Authorities or his authorized representatives;</p> <p>(iii) Chief Executive Officer of the Zilla Praja Parishad (Chief Planning Officer in respect of Hyderabad District);</p> <p><i>Convener:-</i> Sub-Registrar concerned</p>
(b)	Secunderabad Cantonment Area	<p><i>Chairman:-</i> District Collector, Hyderabad <i>Members:-</i></p> <p>(i) Additional Collector, Hyderabad;</p> <p>(ii) Chief Executive Officer of Secunderabad Cantonment Board</p> <p>(iii) Chief Planning Officer in respect of Hyderabad District</p> <p><i>Convener:-</i> Sub-Registrar concerned</p>

(c)	Rural Areas: Areas falling within Gram Panchayat (other than the Areas mentioned in above two clauses (a) and (b) in the table	<p><i>Chairman:-</i> Revenue Divisional Officer concerned</p> <p><i>Members:-</i></p> <p>(i) Tahsildar concerned;</p> <p>(ii) Mandal Parishad Development Officer concerned;</p> <p><i>Convener:-</i> Sub-Registrar concerned</p>
(d)	Construction rates for buildings and structures	<p><i>Chairman:-</i> Joint Inspector General, O/o Commissioner & Inspector General</p> <p><i>Member:-</i> Superintending Engineer, O/o Chief Engineer (R&B)</p> <p><i>Convener:-</i> Assistant Inspector General (who is dealing with Market Value subject), O/o Commissioner & Inspector General</p>

The above committees shall also fix composite values covering land and structure on square feet basis for Apartments / Flats / Portion of a multi-storied building or part of such structure to which the provisions of the Telangana Apartments (Promotion of Construction and Ownership) Act, 1987(Act No.29 of 1987) applies. The committee shall take into consideration the structure rates fixed by the committee appointed under clause (d) of this rule, stated in the table".

(2) For Rule 7, the following shall be substituted, namely, -

7. Formats for the Registers: The formats for the registers of Market value Guide lines pertaining to Non-Agricultural Properties shall be in Form-I and Form -II and registers pertaining to Agricultural lands shall be in Form-III and Form-IV.

MARKET VALUE GUIDELINES (Non-Agricultural properties)

FORM-I

(Rule 7)

(Locality wise common values)

- A. Name of the District:
- B. Name of the Registration District:
- C. Name of the SRO:
- D. Name of Mandal:
- E. Name of Village:

Sl. No.	Habitation/ Village	Local Body Name	Ward	Block	Locality/ Road/ Street	Classification	Value per square yard (Rs.)	Composite Value per Sft - Ground Floor (Rs.)	Composite Value per Sft - Other Floors (Rs.)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

Guidelines:-

- 1) Only following Classification codes shall be mentioned against Column 7:
 - 01 - All properties except those covered under Classification 02 & 03;
 - 02 - Properties abutting to National Highways/State Highways/identified leading roads;
 - 03 - Industrial properties;
- 2) All habitations of a local body without omission shall have at least one entry against residential value.
- 3) For Municipal Corporations/Municipalities/Major Gram Panchayats, Wards and Blocks shall be mentioned;
- 4) Mention zero (0) for ward or block, whichever is not applicable for that Habitation;
- 5) Columns 8, 9 and 10, shall be mentioned in digits 0-9 only;
- 6) Recognized Locality names and identifiable Street / Road names only shall be mentioned against column (6);
- 7) Mention 'ALL' in the column (6) if entire block is having the same unit rate irrespective of locality/road/street;
- 8) In column No.8 - Land value per square yard is to be mentioned. In Column No.9 and 10, Composite value per Sft for Ground and other floors respectively is to be mentioned, as applicable for Apartments / Flats / Portion of a Multistoried Building or part of such structure in that locality / Street / Road.

MARKET VALUE GUIDELINES (Non-Agricultural properties)

FORM-II

(Rule 7)

(Locality wise Door Nos. with higher values)

- A. Name of the District:
 B. Name of the Registration District:
 C. Name of the SRO:
 D. Name of Mandal:

Sl. No.	Habitation / Village	Local Body Name	Ward	Block	Locality / Road / Street	Classification	Door Nos.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

Guidelines:-

- 1) This form is only for classification codes (02) and (03);
- 2) Door Numbers identified against classification codes (02) and (03) only shall be mentioned in Column 8;
- 3) For identified leading Roads / National Highways / State High ways, only door Nos abutting to particular road shall be mentioned;
- 4) Only for Municipal Corporations / Municipalities / Major Gram Panchayats, Wards and Blocks shall be mentioned.
- 5) Mention zero (0) for ward or block, whichever is not applicable for that Habitation;
- 6) Recognized Locality names and Identified Street/Road names as mentioned in Form-I only shall be used against column (6);
- 7) The Door Nos. Identified in Column 8 are not exhaustive.
- 8) Mentioning Locality names / leading Road names identified in Form-I under Classification code 02 and 03, in Schedule of a property / Boundaries is sufficient for adopting higher Market Value.

MARKET VALUE GUIDELINES (Agricultural properties)

FORM-III

(Rule 7)

(Habitation and Classification wise value)

- A. Name of the District;
 B. Name of the Registration District;
 C. Name of the SRO;
 D. Name of Mandal;

Sl. No.	Revenue Village	Local Body Name	Locality / Road	Classification	Value per Acre (Rs.)
(1)	(2)	(3)	(4)	(5)	(6)

Guidelines:-

- Only following Classification codes shall be mentioned against Column 5;
 - Agricultural lands except those covered under classification 02 and 03;
 - Agricultural lands fit for house sites;
 - Lands abutting to National Highways/State Highways/identified leading roads.
- All villages shall have at least one entry against agricultural lands classification code (01);
- Villages in pure Urban Areas such as Hyderabad District and certain Mandals in Ranga Reddy and Medchal-Malkajgiri Districts are exempted, where there is no agricultural land;
- Column 6 shall be mentioned in digits 0-9 only;
- Identifiable Locality / Road names only shall be mentioned against column (4);
- Mention 'ALL' in the column (4), if entire Village is having the same unit rate, irrespective of locality/road/street;
- In column No. 6, land value per Acre is to be provided.

MARKET VALUE GUIDELINES (Agricultural properties)

FORM-IV

(Rule 7)

(Survey Number and Classification wise Value)

A. Name of the District:

B. Name of the Registration District:

C. Name of the SRO:

D. Name of Mandal:

Sl. No.	Revenue Village	Local Body Name	Locality / Road	Classification	Survey Nos (with proper Sub No.)
(1)	(2)	(3)	(4)	(5)	(6)

Guidelines:-

- 1) This form is only for classification codes (02) and (03), where there is higher value than the common agricultural value;
- 2) Locality/Road in column (4) (identified in Form-III), shall be added only in respect of villages where multiple roads like National Highways/State Highways/leading roads like Ring Roads etc., passing through the respective village;
- 3) The Survey Nos./Survey Sub Division Nos. identified against above two classifications shall be mentioned in Column 6;
- 4) The Survey Nos./Survey Sub Division Nos. mentioned in Column 6 are not exhaustive;
- 5) Identified Locality/Road names mentioned in Form - III only shall be used against column (4);
- 6) Mentioning Locality names / leading Road names identified in Form-III under Classification code 02 and 03, in schedule of a property / Boundaries is sufficient for adopting higher Market Value.

(3) In Rule 13, for Sub-rule (2), the following shall be substituted, namely,-

(2). The Authority Competent for rectification of Anomalies: The following shall be the authorities competent to rectify any anomalies arising out of revision of Market Value Guidelines taken up under these Rules:-

Sl. No. (1)	Category of Area (2)	Composition of Committee (3)
(1)	Urban areas covered by Rule 4 (2)(a)	<p><i>Chairman:-</i> District Collector concerned</p> <p><i>Members:-</i></p> <p>(i) Deputy Inspector General (Registration & Stamps) concerned;</p> <p>(ii) Municipal Commissioner/Zilla Parishad Chief Executive Officer concerned;</p> <p><i>Convener:-</i> District Registrar (Market Value & Audit) or Sub-Registrar (Market Value & Audit) concerned</p>
(2)	Secunderabad Cantonment Area covered by Rule 4 (2)(b)	<p><i>Chairman:-</i> District Collector, Hyderabad</p> <p><i>Members:-</i></p> <p>(i) Deputy Inspector General (Registration & Stamps), Hyderabad;</p> <p>(ii) Chief Executive Officer, Secunderabad Cantonment Board;</p> <p><i>Convener:-</i> District Registrar, (Market Value & Audit), Hyderabad.</p>
(3)	Rural areas covered by Rule 4 (2)(c)	<p><i>Chairman:-</i> Additional Collector of the District concerned.</p> <p><i>Members:-</i></p> <p>(i) Deputy Inspector General (Registration & Stamps) concerned;</p> <p>(ii) Revenue Divisional Officer concerned;</p> <p><i>Convener:-</i> District Registrar (Market Value & Audit) or Sub-Registrar (Market Value & Audit) concerned</p>

Dr. BUDDHAPRAKASH JYOTI,
Secretary to Government.